



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 27, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:34 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Edmunds, Lenvik, Mahan, and Ooley

Commissioners absent: Drury, Nemec, and Veyna

Staff present: Plummer and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 13, 2019**, as amended.

Action: Ooley/Hausz, 6/0/0. (Drury, Nemec, and Veyna absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **November 27, 2019**, as reviewed by Commissioners Grumbine (Item A) and Mahan.

Action: Ooley/Hausz, 6/0/0. (Drury, Nemec, and Veyna absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced the following:
 - a. Commissioners Veyna, Drury, and Nemec are absent from today's meeting. Nicole Hernandez, Urban Historian, and Tava Ostrenger, Assistant City Attorney, are absent as well.
 - b. Staff is researching the different categories and prior winners of the Awards Program and will present those findings to Commissioner Mahan at a later date.
2. Commissioner Hausz gave an update on the proposed string lights in the 400-1200 Block of State Street. He also requested an update on the conduit of the Bank of America building.
3. Commissioner Lenvik presented a photo of unpermitted work at 3714 State Street and stressed the importance of Commissioners receiving working construction drawings, particularly for any proposed exterior equipment.
4. Chair Grumbine announced that he will leave at 6:00 p.m.

E. Subcommittee Reports:

Commissioner Mahan reported on the Design Awards Subcommittee.

(1:50PM) NEW ITEM: CONCEPT REVIEW

1. **801 STATE ST**
Assessor's Parcel Number: 037-400-013
Zone: C-G
Application Number: PLN2019-00557
Owner: Tammy Hughes, Miramar Management
Applicant: Jeff Hornbuckle, The Cearnal Collective

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 1:48 p.m.

Present: Brian Cearnal, The Cearnal Collective; and Garrett Reed

Staff comments: Ms. Plummer stated that the project the Commission previously reviewed at this site for two residential units is on hold for now; this is a new, separate application for hotel units. Ms. Hernandez has evaluated the project and determined an Addendum to the prior Historic Structures/Sites Report, is not necessary at this time. Ms. Hernandez prepared a memo, on the current design, which was given to the Commission.

Public comment opened at 1:56 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. Show perspectives from multiples angles, including views further down De La Guerra Street, and on State Street, with special attention to the stair tower. The perspectives should include views with and without trees.
2. The Commission feels that the hotel will be helpful in revitalizing State Street.
3. Study the second exit tower, perhaps minimizing the shed by accentuating the tower form.
4. The Commission would like further information from the applicant as to how the current project aligns with the Secretary of the Interior's Standards.
5. Show mechanical equipment.

Action: Mahan/Ooley, 6/0/0. (Drury, Nemec, and Veyna absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:22 TO 2:28 P.M. ***

(2:35PM) PROJECT DESIGN APPROVAL

2. 40 E ANAPAMU ST

Assessor's Parcel Number: 039-232-002
Zone: C-G
Application Number: PLN2019-00243
Owner: City of Santa Barbara
Applicant: Brad Klinzing
Landscape Architect: Laurie Romano, Arcadia Studio

(This site contains designated City Landmarks: Central Library, constructed in 1916 in the Spanish Colonial Revival style, Faulkner Galley, constructed in 1930 in the Art Deco style, and five Corymbia Trees. Proposal for a renovation and upgrade of the landscape and hardscape area of the library property. Improvements include approximately 5,980 square feet of additional hardscape, 500 cubic yards of imported fill, a reduction in turf area and in total trees from 95 to 66, new planters, art work, lighting, and approximately 9,800 square feet of activity space. The project includes a new lower plaza for the south entrance to the Library to increase accessibility and address connections to La Arcada, the Museum north entrance, Library Avenue and the upper plaza. No improvements are proposed to the historic buildings or landmark trees.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis, Findings for Tree Removals, and Landmark findings. Project was last reviewed on July 24, 2019.

Actual time: 2:28 p.m.

Present: Kalie Grubb, Arcadia Studio, Laurie Romano, Arcadia Studio; Bradley Klinzing, Supervising Engineer, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project came before the Commission for two concept reviews and underwent application completeness review. It is now deemed complete and requests Project Design Approval, which will require Project Compatibility Criteria, Tree Removal Findings, and Landmark Findings.

Public comment opened at 2:41 p.m.

The following individual spoke:

1. Milt Hess, Santa Barbara Library Board, support

Written correspondence from Douglas Campbell was acknowledged.

Public comment closed at 2:43 p.m.

Motion: Project Design Approval with conditions and findings:

1. The Commission generally appreciates the design.
2. The guard rail of the ramp on page LC5 should be divided into thirds.
3. Rotate the Faulkner mosaic fan pattern on page LC4 180 degrees to see if it is more welcoming that way.
4. Up-light the four olive trees.
5. Find a different place for the transplanted palm tree being moved to the corner of the gallery.
6. Study subtle lighting, which will be looked at again in-progress, with location examples to come.
7. As required for Landmarks in section 22.22.080 of the Municipal Code: The exterior alterations are being made primarily for the purpose of restoring the Landmark to its original appearance or to substantially aid in the preservation or enhancement of the Landmark.
8. As required for Tree Removals in Section 15.24.090 of the Municipal Code: The Commission finds that a reasonable and practical development of the property on which the tree is located requires removal of the tree or trees whose removal is sought.
9. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Hausz/Ooley, 6/0/0. (Drury, Nemec, and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

(3:25PM) FINAL APPROVAL**3. 517 CHAPALA ST**

Assessor's Parcel Number: 053-300-038
Zone: C-R/USS
Application Number: PLN2017-00151
Owner: Ed St George
Applicant: Shelby Messner, On Design
Architect: Keith Nolan, On Design

(Project site is adjacent to a designated Structure of Merit: Dancaaster Residence, constructed in 1887 in the Italianate style. The project consists of the demolition of an existing automobile dealership with 1,300 square feet of office space, merger of two lots (APNs 037-163-007 & 037-163-008) for a combined lot area of 11,500 square feet, and construction of a new three-story, 17,052 square foot (net) building containing 16 hotel rooms, a caretaker unit, and 519 square feet (net) of commercial space. The first level would include the hotel lobby, commercial space, 17 vehicle parking spaces, and three bicycle parking spaces. The second level would include nine hotel rooms and a courtyard area. The third level would include seven hotel rooms and a 905 square foot (net) caretaker unit. A 262 square foot roof deck would be provided for the caretaker unit.)

Final Approval is requested. Project was last reviewed on October 30, 2019.

Actual time: 3:25 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Shelby Messner, Project Planner, On Design; Philip Suding, Landscape Architect, Suding Design; and Keith Nolan, Architect, On Design

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the condition that the garage lighting be LED with optics to aim light down and the sides to be fully shielded with very low brightness.

Action: Hausz/Ooley, 5/0/1. (Edmunds abstained. Drury, Nemec, and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

(4:10PM) FINAL APPROVAL**4. 1700 BLK E CABRILLO BLVD**

Assessor's Parcel Number: ROW-001-693, -627; ROW-002-802, -804; ROW-003-353, -354, -355
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2017-00526
Applicant: City of Santa Barbara (owner)

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating quarter mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Planning Commission approved the Coastal Development Permit on May 17, 2018.)

Final Approval is requested. Project was last reviewed and granted Project Design Approval on April 17, 2019.

Actual time: 3:56 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Eric Goodall, Project Engineer, City of Santa Barbara; James Faber, Project Manager, T.Y. Lin International; and David Black, Landscape Architect, David R. Black & Associates

*** THE COMMISSION RECESSED FROM 4:07 TO 4:14 P.M. ***

Public comment opened at 4:17 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted with the condition that the visible portion of the railroad bridge be fabricated from corten steel.

Action: Mahan/Ooley, 6/0/0. (Drury, Nemec, and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:26 P.M. ***